

## COMMUNITY DEVELOPMENT

### MEMORANDUM

Planning,  
Zoning,  
Building Safety,  
Construction Inspection Services,  
Public Health,  
Housing Inspections,  
Code Enforcement

**To:** Mayor and City Council Members

**Cc:** Gregg Mandsager, City Administrator  
Dave Gobin, Community Development Director

**From:** Adam Thompson, Community Development Coordinator

**Date:** January 19, 2015

**Re:** CDBG Downtown Revitalization Project, IEDA Project No. 13-DTR-001  
Resolution approving the plans, specifications, form of contract, cost estimate and establishing a bid opening date related to the CDBG downtown revitalization façade project and the stormwater project.

**Introduction and Background:** The City of Muscatine received and accepted a grant from the Iowa Economic Development Authority to complete a downtown revitalization project. The City of Muscatine entered into a contract with HBK Engineering for engineering services to design, prepare plans, specifications, bid documents, and construction oversight for the CDBG Downtown Revitalization Project. Bids were opened on December 2<sup>nd</sup> with one bid received from Woodruff Construction. The bid was significantly higher than the engineers estimate and funds available provided by the grant. After discussing the bid with IEDA, Grant Administrator and HBK Engineering, it was determined to rebid the entire project. The bid from Woodruff Construction was rejected on January 14, 2016

Several changes have been made with the hope to improve bids and the number of bidders. The façade improvements and the stormwater improvements are being bid separately. The scope of work was reduced by removing all alternates and other items that bid significantly higher than the engineers estimate. Additionally the engineers estimate will be included in the project manual so that interested bidders will have a better idea of what we expecting. The engineers estimate for building façade improvements and stormwater improvements are approximately \$345,000 and \$45,000 respectively.

The public hearings to consider the plans and specifications for the building façade improvements and stormwater improvements is being held on January 21<sup>st</sup>, 2016 at 7:00pm. Once the plans and specifications are approved the project will go out for bids and bids will be opened on February 11<sup>th</sup> at 10am.

**RECOMMENDATION/RATIONALE:** It is recommended that City Council approve the resolution as submitted.

#### 1. Resolution

"I remember Muscatine for its sunsets. I have never seen any on either side of the ocean that equaled them" — Mark Twain

**RESOLUTION NO. \_\_\_\_\_**

**RESOLUTION APPROVING THE PLANS, SPECIFICATIONS, FORM OF CONTRACT, COST ESTIMATE, AND ESTABLISHING A BID OPENING DATE RELATED TO THE CDBG DOWNTOWN REVITALIZATION FAÇADE PROJECT (IEDA CDBG Project No. 13-DTR-001)**

**WHEREAS**, the City Council for the City of Muscatine, Iowa, strongly supports revitalization of Historic Downtown Muscatine; and

**WHEREAS**, the City of Muscatine received and accepted a grant from the Iowa Economic Development Authority to complete a downtown revitalization project; and

**WHEREAS**, the City of Muscatine entered into a contract with HBK Engineering for engineering services to design, prepare plans, specifications, bid documents, and construction oversight for the CDBG Downtown Revitalization Project; and

**WHEREAS**, plans and specifications have been prepared separating building façade improvements from stormwater infiltration improvements.

**WHEREAS**, the costs of the CDBG Downtown Revitalization project are funded in part by the State of Iowa, City of Muscatine, Muscatine Power & Water and individual property owners; and

**WHEREAS**, the costs of the façade improvements are paid for entirely from grant funds and individual property owners; and

**WHEREAS**, a public hearing concerning the plans, specifications, cost estimate, and establishing a bid opening date was held on Thursday, January 21<sup>st</sup>, 2016, at 7:00 p.m.;

**NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF MUSCATINE, IOWA**, approves the plans, specifications, cost estimate, form of contract, and establish a bid opening date for the Muscatine CDBG Downtown Revitalization Façade Project also known as “**IEDA Project No. 13-DTR-001**”. Said bid opening date is set for 2/11/2016 at 2:00pm in Muscatine City Hall Council Chambers, 215 Sycamore Street, Muscatine, Iowa.

**PASSED, APPROVED, AND ADOPTED** this 21<sup>st</sup> day of January, 2016.

CITY COUNCIL OF THE CITY OF  
MUSCATINE, IOWA

ATTEST:

\_\_\_\_\_  
Diana Broderson, Mayor

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Gregg Mandsager, City Clerk